

HARBOURSIDE SHOPPING CENTRE REDEVELOPMENT

DRAFT BUILDING CODE OF AUSTRALIA 2022 REPORT FOR SSDA 2 SUBMISSION

HARBOURSIDE TOWER AND PODIUM (SSDA 2) – MODIFICATION No. 2

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Report Ref: BC_RPT_OA_0004C

DOCUMENT ACCEPTANCE

	Name	Signed	Date
Reviewed by	Frank De Pasquale		11/04/2024

REVISION HISTORY

Revision No.	Prepared by	Description	Date
0004	Frank De Pasquale	Draft BCA Design Report for SSDA 2 Submission – MOD 2	19/03/2024
0004A	Frank De Pasquale	Final Report for SSDA2 Submission – MOD 2	28/03/2024
0004B	Frank De Pasquale	Final Report for SSDA2 Submission – MOD 2	10/04/2024
0004C	Frank De Pasquale	Final Report for SSDA2 Submission – MOD 2	11/04/2024



INTRODUCTION

HARBOURSIDE TOWER AND PODIUM (SSDA 2) – MODIFICATION No. 2

This BCA Capability Statement has been prepared by Philip Chun BC NSW Pty Ltd on behalf of Mirvac Retail Sub SPV Pty Ltd (Mircvac) and is submitted in support of a Section 4.55(2) Modification Application submitted to the Department of Planning, Housing and Infrastructure (DPHI), to modify development consent SSD 49295711 relating to the detailed design, construction, and operation of the new Harbourside mixed-use podium and tower building.

The proposed Modification Application (SSD 49295711 MOD 2) relates to the following:

- Expansion of permissible uses on level 1 to include Events & Conference Uses;
- Amendments to the design of the ground floor residential and southern commercial lobbies;
- Amendments to level 4 office layout;
- Amendments to level 5 internal pool, external amenities and communal open space;
- Amendments to the general layout of levels 6 – 8;
- Amendments to levels 46 – 49 penthouse and rooftop plant;
- Various amendments to building services, plant, podium rooftop and facades following further design development and coordination; and
- Inclusion of design changes to the Bunn Street through-site link as required by the consent.

For a detailed description of the proposed modifications, please refer to the Modification Report prepared by Ethos Urban. This report demonstrates that the above amendments will not give rise to unreasonable environmental impacts from a BCA perspective.

This report offers an overview of our BCA assessment to date against the provisions of the Building Code of Australia 2022.

SUMMARY OF BCA COMPLIANCE

In our role as the appointed BCA Consultant for the works, this pre-Construction Certificate BCA Capability Statement has been prepared to confirm that we have assessed the proposed modification drawings for compliance with the relevant requirements of the Building Code of Australia 2022, as required by Clause Section 19(1)(c) of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021.

CLASSIFICATIONS FOR THE BUILDING

The different parts of the building are classified as follows.

Class 2: *A Class 2 building is a building containing two or more sole-occupancy units. Each sole-occupancy unit in a Class 2 building is a separate dwelling.*

Class 5: *an office building used for professional or commercial purposes, excluding buildings of Class 6, 7, 8 or 9.*

Class 6: *a shop or other building for the sale of goods by retail or the supply of services direct to the public, including—*

- (a) *an eating room, café, restaurant, milk or soft-drink bar; or*
- (b) *a dining room, bar area that is not an assembly building, shop or kiosk part of a hotel or motel; or*
- (c) *a hairdresser's or barber's shop, public laundry, or undertaker's establishment; or*
- (d) *market or sale room, showroom, or service station.*

Class 7: *a building which is—*

- (a) *Class 7a — a carpark; or*
- (b) *Class 7b — for storage or display of goods or produce for sale by wholesale.*

Class 8: *a laboratory, or a building in which a handicraft or process for the production, assembling, altering, repairing, packing, finishing, or cleaning of goods or produce is carried on for trade, sale, or gain.*



Class 9 buildings: a Class 9 building is a building of a public nature that includes one or more of the following sub-classifications:

(1) Class 9a — a health-care building including any parts of the building set aside as laboratories, and includes a health-care

building used as a residential care building.

(2) Class 9b — an assembly building including a trade workshop or laboratory in a primary or secondary school

Class 10 buildings: a Class 10 building is a non-habitable building or structure and includes the following sub-classifications:

(a) Class 10a is a non-habitable building including a private garage, carport, shed or the like.

(b) Class 10b is a structure that is a fence, mast, antenna, retaining wall or free-standing wall or swimming pool or the like.

(c) Class 10c is a private bushfire shelter.

The table below designates the classifications applicable for each level of the proposed building

Level	Use	BCA Class
Level B5	Carpark lift pit	Class 7a
Level B4	Carpark, lift lobby, plant room and ancillary storerooms	Class 7a, Class 7b (ancillary)
Level B3	Carpark, lift lobby, plant room and ancillary storerooms	Class 7a; Class 7b (ancillary)
Level B2	Carpark, lift lobby, plant room and ancillary storerooms	Class 7a; Class 7b (ancillary)
Level B1	Carpark including storerooms, waste rooms & bin store comms, and plant	Class 7a; Class 7b (ancillary)
Ground Level	Retail, commercial lobby, residential lobby, EOT; loading dock, plant rooms and substation	Class 2 (ancillary); Class 5, Class 6 and Class 8
Level 01	Commercial / Events & Conference	Class 5, Class 9b
Level 02	Commercial, retail, waterfront garden	Class 5, Class 6. Class 10
Level 03	Commercial, Bunn Street Bridge	Class 5, Class 10b
Level 04	Commercial, plant rooms	Class 5 Class 8
Level 05	Indoor & outdoor pools, wellness centre, gym, function space, meeting rooms, lounge, private dining, plant	Class 2 (ancillary), Class 9b, and Class 10b
Level 06 to Level 45	Apartments	Class 2
Level 46	Sub-penthouse	Class 2
Level 47	Sub-penthouse and ancillary plant	Class 2
Level 48	Sub-penthouse and ancillary plant	Class 2
Level 48 Mezzanine	Ancillary plant	Class 8
Level 49	Roof Plan	Class 8 (ancillary)



Philip Chun Building Code Consulting has reviewed the Pre-Construction Certificate drawings referenced below that will form part of the SSDA2 Main Works Design Package as relevant to Modification 2.

This capability statement is based upon the drawings by drawings by Snøhetta + Hassell – refer Appendix A.

SUMMARY OF PERFORMANCE SOLUTIONS FOR THE BUILDING

The design includes a number of performance solutions that have been tabled, needing justification through fire engineering.

Areas outside fire safety that may have variances from the deemed to satisfy provisions and hence addressable by performance solutions that may also need to be considered are as follows: -

BCA Clause	Requirement	Comment	Status
FP1.4	Weatherproofing	A roof and external wall (including openings around windows and doors) must prevent the penetration of water that could cause— (a) unhealthy or dangerous conditions, or loss of amenity for occupants; and (b) undue dampness or deterioration of building elements	Performance solution to be provided for the wall construction and waterproofing to ensure compliance. Assessment by the architects and designers required to validate that the walls will meet the performance requirements. Compliance readily achievable and detailed by the designers.

On review of the documentation, we confirm the works proposed will be capable of achieving compliance with the Building Code of Australia 2022, subject to normal design development and assessment reviews required at the next stage of documentation and prior to the issue of the Construction Certification for the works.

Fire rating, egress, access for persons with disabilities, fire safety systems and general health and amenity have all been considered in our evaluation of the documentation provided.

In our opinion, Development Consent should not be withheld for concern that the building / works cannot meet the performance requirements of the Building Code of Australia 2022.

If you have any queries in regard to the above, please do not hesitate to contact the undersigned.

Regards,

Frank De Pasquale

Director

PHILIP CHUN BUILDING CODE CONSULTING



Appendix A

This statement is based upon the following design documents produced by Snøhetta + Hassell:

Document No	Title	Revision
AR-SSDA2-0000_00	Cover Page	C
AR-SSDA2-100_00	Site Plan	C
AR-SSDA2-1095_B5	General Arrangement -Basement 5 Plan	C
AR-SSDA2- 1096_B4	General Arrangement - Basement 4 Plan	C
AR-SSDA2- 1097_B3	General Arrangement - Basement 3 Plan	C
AR-SSDA2- 1098_B2	General Arrangement - Basement 2 Plan	C
AR-SSDA2-1099_B1	General Arrangement -Basement 1 Plan	C
AR-SSDA2-1100_00	General Arrangement -L00 Ground Plan	D
AR-SSDA2-1101_00	General Arrangement -L01 Plan	C
AR-SSDA2-1102_00	General Arrangement -L02 Plan	C
AR-SSDA2-1103_00	General Arrangement -L03 Plan	C
AR-SSDA2-1104_00	General Arrangement -L04 Plan	C
AR-SSDA2-1105_00	General Arrangement -L05 Plan	C
AR-SSDA2-1106_00	General Arrangement -L06 Plan -CV	D
AR-SSDA2- 1106_01	General Arrangement - L06 Plan – CV	C
AR-SSDA2- 1107_00	General Arrangement - L07 Plan - CV	D
AR-SSDA2- 1107_01	General Arrangement - L07 Plan – CV	C
AR-SSDA2- 1108_00	General Arrangement - L08 Plan - LR-A	D
AR-SSDA2- 1108_01	General Arrangement - L08 Plan - LR-A	C
AR-SSDA2- 1146_00	General Arrangement - L46 Plan – Subpenthouse	D
AR-SSDA2- 1146_01	General Arrangement - L46 Plan - Subpenthouse	C
AR-SSDA2- 1147_00	General Arrangement - L47 Plan – Penthouse	D
AR-SSDA2- 1147_01	General Arrangement - L47 Plan - Penthouse	C
AR-SSDA2-1148_00	General Arrangement -L48 Plan -Penthouse/Plant	D
AR-SSDA2- 1148_01	General Arrangement - L48 Plan - Penthouse/Plant	C
AR-SSDA2- 1148M_00	General Arrangement - L48 Mezzanine Plant	D
AR-SSDA2- 1148M_01	General Arrangement - L48 Mezzanine Plant	C
AR-SSDA2- 1149_00	General Arrangement - L49 Roof Plan	D
AR-SSDA2- 1149_01	General Arrangement - L49 Roof Plan	C



Document No	Title	Revision
AR-SSDA2-2000_00	General Arrangement -North Elevation	C
AR-SSDA2-2000_01	General Arrangement -North Elevation -Part 1	C
AR-SSDA2-2000_02	General Arrangement -North Elevation -Part 2	C
AR-SSDA2-2001_00	General Arrangement -South Elevation	C
AR-SSDA2-2001_01	General Arrangement -South Elevation -Part 1	C
AR-SSDA2-2001_02	General Arrangement -South Elevation -Part 2	C
AR-SSDA2-2002_00	General Arrangement -East Elevation	C
AR-SSDA2-2002_01	General Arrangement -East Elevation -Part 1	C
AR-SSDA2-2002_02	General Arrangement -East Elevation -Part 2	C
AR-SSDA2-2002_03	General Arrangement -East Elevation -Part 3	C
AR-SSDA2-2003_00	General Arrangement -West Elevation	C
AR-SSDA2-2003_01	General Arrangement -West Elevation -Part 1 & 2	C
AR-SSDA2-2003_02	General Arrangement -West Elevation -Part 3	C
AR-SSDA2-3000_00	Section A & B	C
AR-SSDA2-3001_00	Section C	C
AR-SSDA2-3001_01	Section C -Part 1	C
AR-SSDA2-3001_02	Section C -Part 2	C
AR-SSDA2-3002_00	Section D	C
AR-SSDA2-3003_00	Section E & F	C
AR-SSDA2-3004_00	Section G & H	C
LA-SSDA2-MOD-0050_01	COVER SHEET	C
LA-SSDA2-MOD-0051_01	LEGEND	C
LA-SSDA2-MOD-0051_02	PLANTING SCHEDULE	C
LA-SSDA2-MOD-1051_01	SITE MASTER PLAN -ROOF	C
LA-SSDA2-MOD-1151_01	GENERAL ARRANGEMENT PLAN -L5 AMENITIES	C
LA-SSDA2-MOD-1152_01	GENERAL ARRANGEMENT PLAN -L6 TERRACE	C
LA-SSDA2-MOD-1153_01	GENERAL ARRANGEMENT PLAN -L7 TERRACE	C
LA-SSDA2-MOD-1154_02	GENERAL ARRANGEMENT PLAN -L48 PENTHOUSE TERRACE	C
LA-SSDA2-MOD- 1501_03	GENERAL ARRANGEMENT PLAN – SOUTHERN GREEN ROOF	C



Document No	Title	Revision
LA-SSDA2-MOD- 1501_04	GENERAL ARRANGEMENT PLAN – NORTHERN GREEN ROOF	C
LA-SSDA2-MOD-4051_04	DETAILS – GREEN ROOF PLANTING	C
LA-SSDA2-MOD-4051_05	DETAILS – GREEN ROOF PLANTING	C